

# 13 Georgina Parade, Brabham, WA 6055



## House For Sale

Friday, 16 February 2024

13 Georgina Parade, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 263 m2**

**Type: House**



Raman Walia



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**\$550,000**

Modern Agency presents to you 13 GEORGINA PARADE located in the up and coming bustling neighbourhood of Brabham. The 2019 contemporary construction sits proudly on a 263m<sup>2</sup> rectangular levelled block, boasting a spacious 165m<sup>2</sup> of built living area. Why go through the stress of building a new home with lengthy waiting periods when you can buy a near-new home and move in now? Perth's current property market is buzzing with high demand and extremely limited inventory - not only is this property an ideal option for first home buyers and young families, but its also makes a lucrative acquisition for novice investors who want to enter the property market or astute investors who would like to add another property to their diversified portfolio. The property is located within the Brabham Primary School catchment. Brabham is a high demand suburb, more buyers are wanting to relocate here for the great community participation and friendly neighbourhood atmosphere. The property is within walking distance to popular Jungle Park. The age old phrase "Kitchen is the heart of the home" encapsulates this home perfectly - enjoy your daily cooking adventures in this contemporary open planned kitchen while being fully immersed within the company of your loved ones. Alfresco under the main roof and backyard gives you the outdoor space for kids and pets to play. Easy and low maintained home gives you more time to relax and less household chores to tender to. Property specifications:- 4 Bedrooms, 2 bathrooms, double garage- Double brick and Colourbond roof - 2019 construction by WA Home Group- Master bedroom with ensuite and His & Hers WIR- Spacious secondary bedrooms with BIR- Gourmet chef style open plan contemporary kitchen- Quality engineered stone bench tops- 900mm oven and 5 burners cook top, double fridge, breakfast bar- Open plan living overlooking alfresco and backyard - Artificial lawn and paved outdoor area- Ducted refrigerated air conditioning- Block size: 263sqm - Built living area: 165sqm Rates and fees:- Shire rates: approximately \$2000pa- Water rates: approximately \$1065pa- Strata fees: \$0